Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	49 Molesworth Street, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$2,400,000	&	\$2,600,000
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Median sale price

Median price	\$2,760,000	Pro	perty Type	House		Suburb	Kew
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	57 Princess St KEW 3101	\$2,525,000	01/03/2025
2	5 Kellett Gr KEW 3101	\$2,245,000	27/02/2025
3	8 Mcconchie Av KEW EAST 3102	\$2,085,000	26/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/03/2025 14:58
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Date of sale











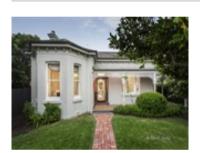
Property Type: House **Land Size:** 725 sqm approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price

December guarter 2024: \$2,760,000

Comparable Properties



57 Princess St KEW 3101 (REI)

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Agent Comments

Price: \$2,525,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: House (Res) **Land Size:** 752 sqm approx



5 Kellett Gr KEW 3101 (REI)

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Price: \$2,245,000

Method: Auction Sale
Date: 27/02/2025
Property Type: House (F

Property Type: House (Res) **Land Size:** 641 sqm approx

Agent Comments



8 Mcconchie Av KEW EAST 3102 (REI)

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Agent Comments

Price: \$2,085,000 Method: Private Sale Date: 26/12/2024 Property Type: House Land Size: 689 sgm approx

Account - Barry Plant | P: 03 9842 8888



